

PROJECT APPLICATION FORM – 2009

Applicant: Acton Housing Authority **Submission Date:** November 10, 2008

Applicant's Address, Phone Number and Email **Purpose: (Please select all that apply)**

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- ☐ Open Space
☒ Community Housing
☐ Historic Preservation
☐ Recreation

Town Committee (if applicable): Acton Housing Authority

Project Name: Pre-development Funds

Project Location/Address: Sachem Way, Acton, MA 01720

Amount Requested: \$ 152,000

Project Summary: In the space below, provide a brief summary of the project.

In the 2009 Community Preservation Plan the CPC listed the following as a goal to address the housing needs in the community:

"Acquire, create, preserve and support community housing and rehabilitate or restore community housing that is acquired or created under the CPA. Give preference to the reuse of existing buildings and to the construction of new buildings on previously developed sites," and "Support the Acton Housing Authority's plan to increase the inventory of affordable rental housing for families by developing more units on existing AHA land and/or purchasing additional condominium units."

The Acton Housing Authority (AHA) is requesting \$152,000 for pre-development funds. The AHA seeks to construct new buildings, for affordable rental housing for families below 80% of median income, on our previously developed site located on Sachem Way in Acton (see map). The funds will be used towards pre-development costs, including feasibility analysis of the site, for the "creation... and support of community housing in the Town of Acton."

In 2006, the Town approved Community Preservation funds for resources to the AHA for a Planning and Feasibility Study. The AHA hired a development consultant and legal consultant to help determine the most cost effective way to assist the Town of Acton in its objectives (as stated in the Master Plan) to promote a range of economic diversity in housing, including low and moderate income housing, and to promote a range of choice in the types of homes to allow residents' changing capacities and preferences. The consultants were hired to provide the following scope of services:

- Analyze different institutional arrangements to carry out the proposed housing development.
- Conduct a feasibility review including looking at the regulatory environment, possible funding sources and preparing sample pro-formas.
- Design planning to include selecting two or three models as a starting basis for design recommendations, market analysis and zoning issues.

One result of this process was the determination that there is only one site readily available to the AHA for affordable housing development, our property on Sachem Way. The development consultant provided a pro-forma and pre-development budget for developing affordable housing at this location.

The AHA intends to use the remaining \$4,200 in unexpended CPC funds for the Planning and Feasibility Study to support this pre-development work, as envisioned under the original funding proposal. The funds will be used for the development consulting and feasibility analysis as described in the scope below and last year's application. The pre-development funds will be used by the AHA for architectural, engineering, legal, financial and development services, including but not limited to site planning, zoning analysis, civil engineering, environmental engineering, and development consulting.

Site Control:

The Acton Housing Authority owns a large parcel of land on Sachem Way. Currently there are more than two acres of undeveloped, wooded land.

Project Scope:

General Pre-development costs:

<u>USE</u>	<u>COST</u>
Architectural and civil engineering	\$70,000
Architect and Civil Engineer to site adapt housing and make design Modifications, parking lots, drainage, trash location, etc.	
Survey and engineering	\$35,000
Site plan survey, topographic survey, boundaries	
Environmental engineering	\$7,000
21 E and Green Design	
Legal	\$15,000
Create limited liability entity, zoning and permit analysis	
Development/financial consulting	\$29,200
Assist with zoning and planning analysis, financing applications (\$4,200 of this cost will be covered by existing CPC funds)	
Staff Time	\$20,000
Acton Housing Authority staff time coordinating project (AHA will fund and is not included in the CPC request)	
TOTAL	\$176,200
CPC REQUEST	\$152,000

Cost Estimate:

\$176,200

Feasibility:

The AHA has site control of the property. Foresite Engineering conducted a percolation test and found that there is on site septic capacity. Our housing consultants have analyzed and presented different development models used by Housing Authorities through out the Commonwealth and provided a report to the AHA. Our consultants have also presented the AHA with different institutional arrangements for housing development.

If for some reason, it is not feasible to develop this site, the AHA would like to use the CPC funds for pre-development work at another site or for the purchase of an additional affordable unit.

Maps:

See Map and Concept Plan Attachment

Photographs:

See photo attachment

Estimated Date for Commencement of Project: May 2009

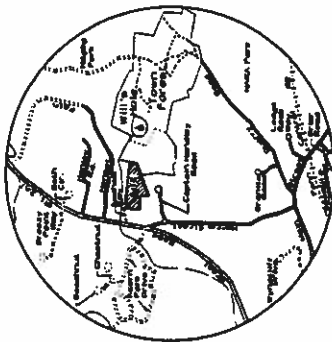
Estimated Date for Completion of Project: May 2013

Neighborhood Outreach:

The Acton Housing Authority invited neighbors from Nonset Path, Great Road, Samantha Way and Captain Handley Road to a meeting to discuss our development plans. We met on Wednesday, May 7, 2008 at the Acton Library. Three neighbors who are direct abutters to the development site from Nonset Path attended. Our engineer from Foresite Engineering went through the concept plan with them. The main concerns expressed at that meeting were related to design. The AHA invited met with the same neighbors again on Tuesday, September 23rd to discuss our plans to seek resources for development. The main concerns expressed at that meeting were again related to design. The AHA is going to have the engineer meet with the neighbors at the Sachem Way site to discuss septic placement, venting and water issues. The neighbors have also been invited to participate in the design committee when resources are secured to move into the design phase.

McCARTHY VILLAGE II

A PROPOSED COMPREHENSIVE PERMIT PROJECT UNDER MGL CHAPTER 40B



LOCUS MAP
Scale: 1" = 1/200'

LOCUS PARCEL INFORMATION

MCCARTHY VILLAGE II - SACHLEM WAY
ACTON, MASSACHUSETTS 01720
ZONING CLASSIFICATION: RESIDENCE A (RA)

RECORD OWNER:

ACTION HOUSING AUTHORITY
100 SOUTH STREET
ACTON, MASSACHUSETTS 01720

PLAN REFERENCES:

UNIVERSITY DISTRICT (RECORD OF DEEDS)
PLAN NO. 100 OF 1990
PLAN NO. 100 OF 1990

AREA

TOTAL SITE AREA = 8.431 ACRES

PUBLIC UTILITIES

MUNICIPAL WATER (ACTION WATER DISTRICT)
SEWER (1000)
NATURAL GAS
TELEPHONE (TELECOM)
CABLE (TELECOM)

ELEVATION DATUM REFERENCE:

NATIONAL GEODETIC VERTICAL DATUM
OF 1929 (NGVD29)
REFERENCE: MOUNT SILENT IN CONCRETE DAM
SOUTH SIDE OF MAJOR FORD. ELEVATION = 227.74



VISIBILITY PLAN
Scale: 1" = 300'

NOTES

1. SITE IS WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP FOR ACTON, MASSACHUSETTS (FIRM NO. 22000-000-C) DATED JANUARY 1, 1984.
2. THE SITE IS NOT WITHIN AN ESTABLISHED HAZARDOUS WASTE OR CONTAMINATED AREA AS DEFINED BY THE ACTON, MASSACHUSETTS HAZARDOUS WASTE INVESTIGATION PROGRAM (HWIP), PARAGRAPH 2.1.1.
3. THE SITE IS NOT WITHIN AN ESTABLISHED DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) ZONE 1, OR WATER SUPPLY AREA, OR WITHIN THE PROTECTION OF A PUBLIC RESOURCE AREA.
4. SITE IS WITHIN TOWN OF ACTON ZONING DISTRICT DISTRICT ZONE A.
5. SITE IS WITHIN TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT ZONE 4.

INDEX

- 1 OF 3 LOCUS PLAN
- 2 OF 3 CONCEPT PLAN 'A'
- 3 OF 3 CONCEPT PLAN 'B'



GRAPHIC SCALE
0 100 200 300 FEET
ONE INCH EQUALS 300 FEET

"MCCARTHY VILLAGE II"
CONCEPTUAL COMPREHENSIVE PERMIT PROJECT
ACTON, MASSACHUSETTS

LOCUS PLAN

SHEET 1 OF 3

SITE LOCATION: MCCARTHY VILLAGE II - SACHLEM WAY
ACTON, MASSACHUSETTS 01720

PREPARED FOR: ACTION HOUSING AUTHORITY
100 SOUTH STREET
ACTON, MASSACHUSETTS 01720

DATE: MARCH 29, 1990 SCALE: AS NOTED
FROM: 100 SOUTH STREET
ACTON, MASSACHUSETTS 01720

FORESITE
ENGINEERING
100 SOUTH STREET
ACTON, MASSACHUSETTS 01720

1 OF 3

